

*VILLAGE OF SLEEPY HOLLOW*

**COMPREHENSIVE  
LAND USE PLAN  
OF 2009**

**Adopted June 1, 2009**

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### **Development Characteristics**

The rapid amounts of change currently taking place in the Fox River Valley, the forecast increases in the population, and the socioeconomic conditions created over the next twenty years are important factors to consider in the development of a comprehensive plan for Sleepy Hollow.

### **Character of the Village**

It is the intent of this Comprehensive Plan to provide a guide to maintain the predominantly rural character of the Village of Sleepy Hollow. The vision of the Village environment includes low density single family dwellings, a few existing multiple family dwellings, and compatible business and/or commercial areas, adequate parks, abundant open space, and properly designed and controlled traffic on streets and roads.

### **Village History**

Floyd Falese, the founder and developer of the village, incorporated Sleepy Hollow in 1958. He developed Sleepy Hollow around his ideal of rolling country estates with lakes and trout streams nearby, and with bridle trails available to each home. His vision was to provide a pastoral retreat for the businessman and his family not far from the city.

The Village of Sleepy Hollow originated from the 1952 purchase of the Polivka farm on Sleepy Hollow road by Mr. Falese and his wife, Jackie. They called the 340 acres "Sleepy Hollow Farm."

Following his wife's wish for a new home, Mr. Falese subdivided the property. Wanting to retain the rural atmosphere, and not lose any of the trees, the couple hired land planner Raymond W. Hazekamp to develop Sleepy Hollow Residential Park.

The Faleses built their home near the foot of Sharon Drive about the same time as the first residents moved into the village.

In 1958, the Faleses purchased the Petitti farm, and in 1961 the Winmoor and Whitney farms added to the family holdings.

Mr. Falese developed the lakes in Sleepy Hollow from existing springs. Lake Paula and Lake Sharon were the first ones completed with Lake Ichabod dug in 1962. Mr. Falese created Lake Legend and Lake Jacqueline in 1967. Those Lakes are still a focal point and the village owns and maintains several of them.

Mr. Falese was also a horse lover and wanted a place where people could have horses and country living. Early residents of the village could keep horses on their property with outlots used as bridle paths.

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Beside the amenities of horseback riding, the development also had a country club, the Glen Oak Country Club. The pool was the highlight of the club but eventually the club sold to an interested group; thereafter the pool facility was sold to the Dundee Township Park District.

Fifty years after Mr. Falese put his vision to work the Village of Sleepy Hollow retains much of the small, pastoral atmosphere envisioned initially and although outside development has brought the city to the very boundaries of the village, it still remains a quiet retreat compared to the neighboring areas.

## **Demographic Trends and Forecasts**

This section explores demographic trends that characterize Sleepy Hollow's growth patterns, history and future projections. These patterns have a significant influence on Sleepy Hollow's land use plan and policies.

### **Population Trends**

In 1967, the population was 1,329. Growth accelerated dramatically in 1985 with two major housing developments built on both the west and east sides of the village. From 1980 through 1990, the population of Sleepy Hollow increased from 2,000 to 3,241. From 1990 to 2000, population increased to 3,553, an increase of 10%. Kane County as a whole experienced an increase from 317,471 to 404,119, or 27%, for this ten-year period.

### **Population Forecasts**

Population projections for Sleepy Hollow and its neighboring communities, as compiled by the Chicago Metropolitan Agency for Planning have taken into consideration the growth of communities located in the Fox Valley Corridor. This trend is likely to continue as the development pressures in the Kane County region remain strong, and the I-90 Golden Corridor continued to develop. See Table 1.

The most recent population projection by CMAP for Sleepy Hollow indicates that by the Year 2030, the Village could have total population of 4,090. It is also expected that Kane County and neighboring municipalities will continue to grow during this time.

### **Persons per Household**

Kane County anticipates continued growth in the number of households as shown in its 2020 Plan. The Plan emphasizes growth in towns along the Fox River but also recognizes that growth will occur to the west.

Trends in household characteristics for Sleepy Hollow continue to reflect decreasing household size. Sleepy Hollow had an average household size of 3.31 in 1980; by 2000, the average had decreased to 3.00.

### Employment Opportunities

Employment patterns tend to concentrate for reason of transportation access. Transportation accessibility is an important determinant of a firm's location choice. In choosing suburban locations, firms will continue to seek maximum accessibility to transportation systems. As a result, employment centers are likely to develop along arterial and expressway corridors such as 1-90.

Historically, Fox Valley employment centers grew up around strategic points along the river, usually coinciding with railroad access or regional bridges. From these points, along arterial roads, grew commercial "strips." While the Village itself has very few commercial/industrial areas offering local employment opportunities, the region provides much opportunity for employment.

Sleepy Hollow's proximity to the 1-90 "Golden Corridor" and to Randall Road suggests that it lies in the path of development evidenced by the Sears - Prairie Rock, and the Ameritech facilities to the east, and the Fisher Nuts facility, and the Randall Pointe Northwest Corporate Center, and The Grove developments on Randall Road. Analysis of the development pressures in the region, along with the economic trends in the Fox Valley, provide insight into the critical factors that must be dealt with in planning the Village's future.

### Local Trends

The Village has in the past few years allowed for creation of some commercial uses on approximately 15 acres of land along IL 72 on its northern border, being a mixture of service and retail uses. There is no other land available in the Village for such uses, thus limiting employment opportunities in the Village itself. Employment opportunities in the region, including Chicago, remain strong.

### Summary

It is clear that Sleepy Hollow will continue to experience substantial regional development pressure in the future. In order to accommodate growth and maintain the traditional environment of the Village, measures must be taken to insure that any development in the village occurs in a manageable and orderly fashion.

**Community Form and Character**

**Goal:** A well-planned village offering a variety of living, working, and community support activities that are compatible with, and retain, the historic and traditional character, and setting of the Fox River port activities that are compatible with, and retain, the historic and traditional character, and natural setting of the Fox River Valley and Sleepy Hollow.

**Objectives:** Respect and enhance the charm and visual appeal of the Fox River Valley.

Facilitate the development of sound land use relationships between residences, businesses, industry and open space to achieve a functional land use framework which reduces incompatible uses.

Require that all development, public and private, reflect high standards of visual quality and compatibility.

Establish a high standard of excellence for the design, construction and maintenance of all public right-of-way, open spaces, municipal buildings and signage.

Require all developments, particularly commercial, to provide adequate landscaping utilizing native vegetation and to preserve existing on-site vegetation where possible.

Designate and protect scenic areas, primarily around the village lakes, and Sleepy Hollow Road.

Visually enhance the gateways to the Village through improved landscaping and signage.



**Environment/Natural Resources**

**Goal:** A balanced and healthful relationship between man and the environment which minimizes the adverse impacts of development on natural resources and features.

**Objective:** Protect the creek, streams, wetlands and floodplain from development, pollution and degradation through the establishment of strict development standards.

Retain adequate stormwater drainage capacities of drainage basins, floodplains and waterways.

Conserve groundwater supplies and protect underground aquifers from contamination, overuse or misuse.

Preserve existing trees, preserve and enhance the canopy over Sleepy Hollow Road, and provide additional trees throughout the Village; adopt a Tree Preservation Ordinance

Nurture wildlife, including aquatic species and enhance their habitats.

Encourage the private contribution of environmentally sensitive properties through transfer of development rights, conservation easements, or dedication of land to appropriate public or quasi-public organizations dedicated to preserving open space or historic landmarks.

Coordinate with the Illinois Department of Natural Resources to prevent degradation of the environment and establish a mine reclamation program (as needed) that will enhance the Village in accordance with the NIPC Greenway Ordinance.

Encourage reforestation, and the reduction or elimination of turf grass.

Encourage the conservation of energy in site planning and building design.

Continue to operate and improve the existing Village recycling program.

### **Community Facilities and Services**

**Goal:** The effective provision of essential services and facilities for the health, services (public works, fire and police protection) and utilities.

**Objectives:** Ensure that existing and future facilities (schools, parks, library), services (public works, fire and police protection) and utilities meet the needs of Sleepy Hollow.

Establish and maintain intergovernmental agreements with adjacent municipalities and special districts, regarding municipal boundaries, land uses, and public services.

Plan for strategic expansion of future facilities to ensure that adequate revenues are available to pay their costs.

Carry out a continuing multi-year maintenance and rehabilitation program for existing infrastructure systems.

Coordinate with the Kane County Health Department to guarantee high standards for the safe operation of private septic systems.

Provide for the future expansion of municipal utilities to serve all areas of Sleepy Hollow presently utilizing septic systems.

Bury utility lines wherever possible and encourage the use of attractive poles to mitigate the appearance of above-grade utility lines.

Encourage adaptive reuse of community facilities if they become obsolete for existing occupants.

Establish a plan consistent with federal and state environmental requirements for sanitary sewer treatment.

Ensure, through long term agreements, an adequate water supply from Elgin or another contiguous community.

Require residential developers to provide for neighborhood playgrounds and open spaces serving the needs of new residents.

Coordinate with the Park District to ensure that the recreation needs of the community are being met, that new park lands are acquired as needed and existing parks are maintained and improved.

Encourage cooperation between the School District and Park District in the joint use of their facilities.

Continue to encourage the School District to include more adult education and job skill training courses in their curriculum.

Foster unity within the community by encouraging a cooperative community spirit, citizen participation and promote volunteerism for community projects.

### **Housing and Residential Areas**

**Goal:** An adequate supply of decent and safe housing to accommodate all residents of Sleepy Hollow.

**Objectives:** Provide for a variety of housing based on the projected population and employment mixture of Sleepy Hollow, including affordable housing units.

Develop options to provide convenient, affordable and accessible senior housing.

Preserve and refurbish those homes that exhibit architectural and historical value.

Establish standards of excellence for the design, construction and maintenance of all residential structures. Consider the adoption and enforcement of related codes.

Strengthen buffer requirements for commercial and industrial uses that border residential areas.

### **Commercial Development**

**Goal:** Provide for an adequate and attractive commercial base to serve the needs of Village residents.

**Objectives:** Reduce the negative effects of strip commercial development by designating nodes of commercial activity at the intersection of major roads, where feasible.

Require that new commercial development reflect reasonable standards of visual quality and compatibility with surrounding land uses. Adopt appearance and/or landscaping codes to ensure that standards are achieved.

### **Office/Industrial Development**

**Goal:** A strong diversified employment base which will provide jobs and strengthen the economy of Sleepy Hollow.

**Objectives:** Attract and retain a mix consisting primarily of office/research and commercial enterprises.

Require new industrial development to establish high standards of visual quality and compatibility with surrounding land uses. Adopt appearance and/or landscaping codes to ensure that standards are met.

Require that all industry conform to high environmental performance standards.

### **Access and Transportation**

**Goal:** Safe, convenient and pleasant access between and circulation within residential areas, and supporting business, education, civic and leisure activities.

**Objectives:** Adopt a transportation plan.

Implement sound land use planning principles to guide growth in accordance with the Transportation Plan.

Establish a functional hierarchy of roadways, including arterial, collector and local roads; and establish right-of-way standards appropriate for each type of road.

Coordinate transportation planning with relevant municipal, county, regional and state jurisdictions and agencies.

Provide a system of pedestrian trails, walkways, and bikeways which encourage safe and easy circulation within the Village.

Route all through traffic around neighborhoods and activity centers.

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Establish access control standards for development when permitting access onto Route 72.

Work to expand public transportation services.

**Finances**

**Goal:** Maintain sound and equitable Village finances.

**Objectives:** Coordinate growth of the Village with a balanced tax base, so public services can be provided at reasonable cost.

Maintain sound standards and procedures of fiscal management, including a mid-range (3-5 year) budget plan.

Consider means to share costs for essential services with other municipalities and units of government.

Establish policies for developer contributions as a means of expanding or upgrading public utilities, in accordance with a comprehensive capital improvement program.

Emphasize private financing, impact fees and user-pay techniques as a means of paying for needed services.

Encourage citizen volunteerism and support for community projects, programs and activities.

Establish a capital improvement program to insure efficient use of public funds.

### Future Land Use Plan

This section of the comprehensive Plan is a long-range guide for the ultimate use of the land, as opposed to a directive for immediate application of appropriate zoning regulations. The purpose of the Future Land Use Plan is to provide guidelines for controlling the character of the village, insuring adequate municipal services and facilities, and establishing a sound tax base.

The Future Land Use Plan for the Village of Sleepy Hollow identifies locations for a variety of land uses that make the community an attractive place to live and work. The recent growth of the area has brought new pressures to bear on the village. This coupled with the growth of neighboring communities has impinged upon the village's options for future growth. As a result of these and other factors, the planning process has identified various consequences of future development within and outside the village.

The Future Land Use Plan builds upon the goals and objectives established by the village. The principal aim of the Future Land Use Plan is to maintain the character of the village while effecting limited but essential commercial growth.



RP-Recreation/Park. The Recreation/Park category includes all parks, playgrounds and recreation facilities, such as public tennis courts and swimming pools.

COS-Conservation/Private Open Space. This category recognizes existing natural areas and wildlife habitats, such as the area adjacent to Sabatino Park, including undeveloped wetlands that should be preserved as open space.

## Land Use Recommendation By Planning Unit

For the purposes of the Comprehensive Plan, the Village of Sleepy Hollow has divided into four planning units. They include land within the Village, as well as land within the Village's established Facilities Planning Area and any remaining unincorporated land within the Village's 1.5 mile planning jurisdiction.

### Planning Unit One – Western Half of Village

Planning Unit One is the western portion of the village and consists primarily of developed single-family and single-family estate residential areas. These areas include the relatively new subdivisions of Deer Creek, Saddle Club Estates, and unincorporated Hickory Hollow. Other land uses include one of the few businesses in Sleepy Hollow, known as "Randy's Farm."

Planning Unit One is bordered on the north by Route 72, on the east by Sleepy Hollow Road, on the south by Interstate Highway 90, and on the west by Randall Road. A small parcel, sixteen acres, "Randy's Farm" exists on the west side of Randall Road.

A land resource management agreement, Appendix A, has been executed with the City of Elgin in 2005. A boundary agreement was first made with the City of Elgin as part of a new water supply agreement. Sleepy Hollow agreed to zone and develop the land along the east side of Randall Road as residential. Sleepy Hollow also agreed to allow the annexation of the "Randy's Farm" property to Elgin at such time as the owners wish to do so.

Recommendations for this planning unit are:

1. Allow Randy's Farm to be annexed to the City of Elgin in accordance with the Jurisdictional Boundary Agreement, dated August 31, 2005.
2. Explore options for sewage treatment in adjacent communities.
3. Adopt an anti-monotony housing ordinance for new single-family residential developments, which ensures similar quality developments.
4. Consider small neighborhood commercial establishments, such as a small convenience store, to add stability of the local economy and provide nearby business opportunity. It must be designed into surrounding subdivisions and provide pedestrian access to minimize traffic through the village.
6. Maintain village entrances at Saddle Club Estates, Deer Creek, and Sleepy Hollow Road with enhanced landscaping and signage.

7. Prohibit left hand turns at the intersection of Sleepy Hollow Road and IL 72, in order to improve safety at the intersection. This is an extremely dangerous intersection and has been the site of numerous accidents.
8. Consider potential future uses for the property presently owned by Twin Oaks Baptist Church on Randall Road.

### **Planning Unit Two – Eastern Half of Village**

Planning Unit Two is an almost fully developed residential section, substantially located in the eastern portion of the village. There are two parcels of land along Route 72 that are suitable for commercial development. In addition, there is a specially zoned "Consent Decree" region along the eastern border of the village.

Planning Unit Two comprises several areas classified as wetlands. A newer subdivision, "The Bluffs," is situated in the southern portion of the planning unit. The remainder of the planning unit consists of established residential neighborhoods.

Planning Unit Two is bordered on the north by Route 72 on the east by the Village of West Dundee and Route 31, on the south by the Sleepy Hollow Village limits, and on the west by Sleepy Hollow Road. A small parcel of land suitable for commercial development exists north of Route 72, adjacent to the West Dundee subdivision, "Tartans Glen."

This planning unit represents the most significant commercial development potential for the Village of Sleepy Hollow, primarily along Route 72.

Recommendations for this planning unit are:

1. The primary recommendation for this planning unit is for the village to concentrate on attracting commercial development to those parcels located along Route 72. This represents the only land remaining in the village suitable for commercial development.

The parcel of land north of Route 72 should be considered for office/research or light commercial, and especially, retail uses. The village should explore and secure sewage treatment capacity to make this parcel more attractive to developers.

Most importantly, the land use for these parcels must be compatible with the character of the village. Furthermore, it should not unduly impinge upon the adjacent residential land uses (at least not any more than a Target store directly across the street from a residential area does.). The commercial land use should comply with high standards of visual quality and environmental performance.

2. This region has several lakes, wetlands, creeks, and parks that should be diligently maintained and improved. An environmental task force should be formed to examine conservation issues relative to the village. Jelke Creek should be designated and maintained

as a greenway in accordance with the Northeastern Illinois Regional Greenways Plan developed by NIPC and the Openlands Project. A wetland improvements project has been undertaken in regard to the open space area along Jelke Creek, south of the Village Hall, in conjunction with a wetland mitigation bank operation there.

In particular the Village should upgrade and enhance Sabatino Park. Another shelter, rest room facilities, and improved baseball diamonds and playground equipment could be added. This park is the location of many community events, Fourth of July Parade, carnival and fireworks, Halloween, Easter Egg Hunt and other activities in this village center.

4. Explore options for sewage treatment. (This planning unit has many older homes that may be on septic fields.)
5. Adopt an anti-monotony housing ordinance for new single-family residential developments, which ensures similar quality developments.
6. Establish and maintain enhanced landscaping and signage at entrances to the Village, such as at Sharon Drive, Hickory Drive, Rainbow Drive, Pine Cone Lane, Locust Drive, Willow Lane and Sleepy Hollow Road.
7. Discourage traffic through Sleepy Hollow subdivisions during peak traffic times in order to ensure the safety of village residents.
8. Single-family residential land uses should also be considered in this planning unit. In particular, the parcel of land located south of Willow Lane, behind the existing Kindercare facility, ought to be considered for residential development.

### **Planning Unit Three – SE quadrant of Village**

Planning Unit Three is the southeast region of the Sleepy Hollow FPA, but is outside of the village limits. It is comprised of the unincorporated "Frontenac" subdivision, a quarry, and several farms. Jelke Creek winds its way through this planning unit and empties into Lake Beatrice.

Planning Unit Three is bordered on the north by the Sleepy Hollow village limits, on the east by State Route 31, on the south by the Elgin city limits and Interstate 90, and on the west by Sleepy Hollow Road.

Recommendations for this planning unit are:

1. Work ardently and coordinate with other local governmental entities to conserve Jelke Creek and Lake Beatrice. Assign responsibility to an environmental task force to be created by the village. Designate and maintain these areas as greenways in accordance with the Northeastern Illinois Regional Greenways Plan.

2. Single-family residential land uses should be considered in this planning unit.
3. Encourage acquisition of the Bright property by the Kane County Forest Preserve District, Dundee Township, or other entity committed to preserving the property in its natural state and as open space, to conjoin it with the existing Dundee Township Open Space and Bird Sanctuary Area as public open space.

**Planning Unit Four – NW Quadrant of Village**

The territory included in the former Planning Unit Four – bordered on the north by Binnie and Huntley Roads, on the east by Sleepy Hollow Road, on the south by State Route 72, and on the west by Rutland Township – has been either annexed to the Village of West Dundee, or acquired by the Kane County Forest Preserve District, and is under the planning jurisdiction of other public entities.

### **Inter-Governmental Planning**

It is strongly recommended that the village foster and encourage inter-governmental planning with all villages and agencies in Dundee and Rutland Townships to assist in executing these plans. Particular issues requiring attention by the village relating to our neighboring communities are:

1. Provide inputs to the City of Elgin regarding the ongoing commercial development along Randall Road.
2. Pursue ongoing dialog with the residents of Hickory Hollow and Frontenac Subdivisions in Kane County in order to understand their issues and concerns.
3. Explore options of sewage treatment capacity for the entire village, and particularly new developments, with surrounding municipalities and/or FRWRD.
4. Explore options regarding commercial development along State Route 72 that are compatible with existing developments, both commercial and residential.
5. Ensure, by working with the Village of West Dundee, that the impending development of the Haeger Properties east of State Route 31 is compatible with and non-intrusive to the Village of Sleepy Hollow, and in particular the residents in the southeast portion of the village.
6. Develop stronger ties with Kane County, CMAP, and other regional planning bodies for feedback and input on future village and area developments.

## Transportation Plan

Local traffic circulation needs are served by village streets as laid out on the platting of the various subdivisions within the village limits. None of the village has the gridiron street patterns as formed in the adjoining Village of West Dundee and City of Elgin.

The Village of Sleepy Hollow is well served by a system of regional roads providing access to the village from all directions. Interstate 90 (Northwest Tollway), bordering the community on the south provides the primary east-west access to the Chicago metro area and the Rockford metro area. Other principal east-west routes bordering the village include Route 72. Route 31 and Randall Road, providing the principal north-south access on the east and west village limits. Sleepy Hollow Road provides a more rural north-south route dividing the east and west areas of the village.

Transportation planning principles require that a given area be served by a system of streets and highways, each with a specific function, capacity, right-of-way width, paving geometrics, drainage, channelization and traffic control devices. This system begins with the freeway and continues successively in descending order to major streets, collector streets, and local streets.

In the Sleepy Hollow geographical area the following designations are proposed for this plan:

1. **Freeways:** Interstate 90, which runs northwesterly just south of the southern boundary of the Sleepy Hollow Planning Area, now has a full interchange at Randall Road to favor Metropolitan Chicago traffic. The entire area along the Northwest Tollway is expected to develop commercially as the "Golden Corridor."
2. **Major Arterial Streets:** Major streets are existing roads which currently provide access to the village and the jurisdictional area. Randall Road is the major north-south artery. Elgin controls the planning development at the Randall Road/I-90 interchange along the western side of Randall Road to Illinois Route 72.

It is important that adequate access to Randall Road be maintained and entrances be upgraded as the Randall Road expansion takes place. Randall Road serves the western section of the village with two entrances to the western section of the village at Joy Lane and Saddle Club Parkway. It is essential that maximum attention be given to the entrances of the roads as Randall Road development takes place to ensure the safety of Sleepy Hollow residents and to discourage unnecessary traffic through the village.

State Route 31 also serves both local and through traffic and is another access point to Interstate 90, Elgin, and industrial areas to the south.

State Route 72 is the major east-west artery which serves both local and through traffic.

3. **Collector Streets:** Collector streets channel local residential traffic to the arterial streets. The

concept of designating certain streets as collectors is to encourage the orderly and safe movement of traffic. In this way, some cross-town (village), but local traffic could be handled without adding to the traffic congestion on the arterial highways. Local geography and development patterns also influence collector streets status and planning.

Sleepy Hollow Road is the only north-south road which runs through the center of the village, and is the sole access road to the neighboring Hickory Hollow Subdivision. It is recommended that Sleepy Hollow Road be maintained in its present condition and dimension. Effort should be directed against having Sleepy Hollow Road become a major thoroughfare with multi-traffic lanes. The Village's designation of the roadway as a "Pleasure Drive" under Illinois law has enhanced this goal. The imposition of limitations on truck traffic on the roadway has also enhanced this goal. The Village should also adopt a plan for re-forestation of the roadway in future years to preserve its rural character.

Boncosky Road serves the southern section of the Sleepy Hollow jurisdictional area. It provides east-west connection between Sleepy Hollow Road and State Route 31.

Interior streets in Saddle Club Estates provide access to Randall Road. The intersection of Saddle Club Parkway and Randall Road is planned for improvement with a stop light, now that the territory on the west side of Randall Road is to be developed with additional commercial uses.

Joy Lane, Hilltop Lane, and Beau Brummel Drive provide access between Randall Road and Sleepy Hollow Road.

Thorobred Lane, Winmoor Drive Extension, Winmoor Drive and Willow Lane (east of Locust Drive) together provide for access between Sleepy Hollow Road and Route 31.

Sleepy Hollow Road, Locust Drive, Rainbow Drive, and Sharon Drive provide access to Route 72.

**4. Local Streets:** Residential Streets that do not carry a large traffic volume are labeled local streets. This category includes cul-de-sacs and dead end streets. Local streets provide access to adjacent residential or commercial property and are not intended to carry cross-town traffic. All the residential streets in Sleepy Hollow that are not suited to be collector streets should be classified as local streets.

The streets and roads of the village now meet State and County engineering standards. In 1975 a general bond issue for road improvements was initiated to provide funding for a major roadside swale program to bring the Village up to engineering standards of both the State and County.

The village should strive to discourage cross-town and non-neighborhood traffic on local, residential streets. A viable collector street system in the existing village and newly developed areas will work toward achieving this goal. Thus, the road network in each new subdivision must be carefully analyzed to see how it fits into the overall street network.



## Public Transportation

1. **Metra:** The area is serviced by Metra, a commuter rail system, through its stops and service to and from Elgin (Downtown Station and Big Timber Station). Metra trains connect with area transit services, Amtrak intra-city rail passenger services and other Metra commuter rail lines.

2. **Bus Routes:** Regional focal points and employment areas have service from bus routes. The Village of Sleepy Hollow does not have routes that traverse its streets. Bus service is considered a major need and will require constant review so that all the needs of the village citizens are met.

3. **Para-Transit:** Para-transit systems, "Dial-a-Ride" and special shuttles, do hold some promise in addition to the fixed-route bus system. The "Dial-a-Ride" program has been installed in a number of suburban communities with varying degrees of success. It appears that these systems work well with large elderly populations.

4. **Taxi/Limousine Service:** Although not an element of a mass transportation system, the need for this method of transportation exists in fringe urban communities such as the village.

Private limousine service is a common method of travel from this area to Chicago's downtown, O'Hare International Airport, and Midway Airport.

Currently, the area is also serviced by a small, independent taxi company.

## **Bicycle Transportation**

The current interest in fostering bicycle usage supports planning for a more functional bike path system in the village. A system should incorporate both on-street and off-street bike paths connecting park areas, as well as commercial and residential areas.

In the Village of Sleepy Hollow bicycle trails/routes should be considered throughout the village with special attention given to roadways considered to be collector streets. This special attention would include improved visibility for bicyclists and motorists (cutting back roadside bushes, for example). Signage should be installed and maintained to assure driver awareness of bicycle routes. Special attention should be given to regional planning, connecting to Township Open Space area(s), and County Forest Preserve areas as much as possible, and utilizing the Village open space area (currently utilized for wetland banking purposes).

## **Pedestrian Transportation**

A review of all maps in the village covering both platted and unplatted lands, existing parks and common properties should be undertaken to uncover areas which would allow pedestrian trails to be constructed to remove pedestrian traffic from regular roadways. A number of linear open space areas exist in the village which might be utilized for such purposes. In the alternative, the Village should survey owners of properties adjacent to such linear open spaces to determine their willingness to acquire the property from the Village.

In particular, the village should also consider improving the open space area south of Village Hall with a walking pathway to connect to the Township Open Space area, coursing through the wetland area, back to the Village Hall, Sabatino Park and Sleepy Hollow pool locations.

## Community Facilities and Utilities

### Water

In December, 1959, the Sleepy Hollow Water Company, a private utility was formed. The water company's only purpose was to supply water to the residents of Sleepy Hollow. In July, 1978, an engineering study of the water system recommended that the Village of Sleepy Hollow purchase the Sleepy Hollow Water Company, and the Village made the acquisition in September, 1979.

In June, 1980 the Village of Sleepy Hollow contracted with Elgin to purchase water for a period of 20 years, thereby making the Sleepy Hollow water wells unnecessary. The Village capped the wells due to the high mineral content of the water that made it unpalatable for general use.

Following a period of high usage that exceeded the contracted volume of water the Village of Sleepy Hollow and Elgin entered into a negotiation to maintain the existing water prices and increase the supply. Currently, the agreement with the City of Elgin extends water supply to the year 2013, via two mains:

The first main begins at or near the intersection of Randall Road and Fox Lane, 7,000 feet long looping through the subdivisions of Saddle Club Estates, Deer Creek and Sleepy Hollow Manor across Sleepy Hollow Road.

A second main goes down the west side of Sleepy Hollow Road east on Boncosky to the Bluffs of Sleepy Hollow, where it ties into the existing water system. The main then continues north to Thorobred, east to Winmoor Drive, and south into the loop supplying Surrey Ridge and the Bluffs of Sleepy Hollow.

The current fire protection classification rating (ISO PPC) for the Village of Sleepy Hollow is four (4). Future consideration of water storage facilities may be necessary to increase fire protection and serve new developments.

### Wastewater

The primary method of home sewage disposal in Sleepy Hollow is the private septic system. The lot sizes and the underlying soil provide adequate conditions to meet the requirements of residential discharge, with the exception of the homes located in the lower portion of the east side of the village. To accommodate this lower area a sewer system was installed in 1985 to serve approximately 130 homes. Wastewater discharge is through the Village of West Dundee to FRWRD.

The sewer system currently runs west of Locust serving homes on Rainbow Drive, Hillcrest, Sycamore, Hazel Court, Myna Court, Kay Court. It continues along Thorobred to just west of Bullfrog, one side of Laurel Court up to the cul-de-sac, Hillcrest Parkway, Maria Court, the south

## Village of Sleepy Hollow -- Comprehensive Plan Update-2009

side of Willow Lane, and the north side of Willow Lane to Bullfrog. The sewer also extends east of Locust on the north side of Willow Lane.

The current sewer system connects to the West Dundee system at the southwest corner of the 64 acres bordering Locust Drive. Four meters in the system measure flow.

The future expansion of the sewer will include the placement of a 16" stub on the west side of Locust Drive near State Route 72. This stub will allow the sewer to serve commercial development planned for the 16 acres south of State Route 72 and the 38 acres north of Route 72.

Future capacity requirements should be studied and sewage treatment capacity sought from neighboring municipality(ies) and FRWRD and/or considered for local treatment.

The availability of capacity and state-wide preference for regional waste water treatment should make it unnecessary for Sleepy Hollow to develop a sewer treatment system of its own.

## **Environmental Factors**

### **Introduction**

The environment and how it is considered in planning is the most important part of the comprehensive plan and includes all of the factors to be considered in the plan. The environment surrounding Sleepy Hollow is very dynamic and the changes are taking place at a rate faster than most villages can react. These facts make it even more important that the planning for Sleepy Hollow be long range in scope and consider the important factors of Greenways & Preserves, Tree Preservation, Parks and Facilities, Water Resources, Air Quality and Wastewater. The designation of the entire village of Sleepy Hollow as a nature preserve is a heritage to build on in the preservation of greenways and the overall environment.

### **Greenways and Preserves**

Throughout Sleepy Hollow and the surrounding area a number of opportunities exist to maintain areas that will conserve the environment for future generations. The Northeastern Illinois Regional Greenways Plan of 1992, developed by NIPC, addresses many of these areas. In addition the Dundee Township Park District, Dundee Township Open Space and Jelke Creek Bird Sanctuary, and the Village of Sleepy Hollow provide a large amount of land for green areas.

The Regional Greenways Plan and the Greenways and Trails Implementation Program developed by NIPC (now part of CMAP) specifically address the area bordering Jelke Creek as a partially developed greenways trail that should be protected by the surrounding villages. Jelke Creek flows from north of Highway 72 through Sleepy Hollow and Frontenac to the Fox River.

The area of the village north of the Village Hall, formerly known as the Michalski property, a 28 acre parcel located east of Sleepy Hollow Road and south of Route 72, has recently been acquired by the Kane County Forest Preserve District, adding to open space in the village.

Many opportunities to preserve the environment are available in Sleepy Hollow and one of the highest priorities of the village should be the preservation of the scenic aspects of Sleepy Hollow Road. Sleepy Hollow Road is the central show piece of the village and the preservation of its country lane atmosphere is one of the keys necessary to the rural nature of the village.

## **Parks and Recreation Facilities**

The Village of Sleepy Hollow is well served by system of neighborhood park sites and playground areas by distributed sites provided by developers, Sleepy Hollow School, and the Dundee Township Park District. The maintenance of the parks involves the village for the Sabatino Park and other neighborhood parks, Community Unit School District #300, and the Dundee Township Park District.

Trends affecting the Park District include the need to acquire and maintain programming areas for a more fitness conscious population, a more active middle-aged population, a larger number of preschooler age children. Funds to develop land donated under the land cash ordinances of member municipalities into usable parks and playgrounds are insufficient. The completion of the new recreation and fitness center and increased demand for fitness programs and equipment have brought out additional issues. In addition, the Park District is experiencing an increase in demand for preschool classrooms and aquatic facilities. Family recreational facilities are and will continue to be in demand in the future. Park sites that will have the proper amenities that can serve the recreational need of both children and adults will become more valuable as younger families with children move into the area.

Park facilities within the Sleepy Hollow planning area include:

1. Sabatino Park

Sabatino Park is the center piece of Sleepy Hollow with approximately 50 acres of open space that provides a mixture of picnic areas, baseball fields, soccer fields, playground equipment, and access to Lake Sharon for fishing. This park has been upgraded with playground equipment and a picnic shelter built primarily through the efforts of the Sleepy Hollow Service Club. The park is the site of the annual Fourth of July celebration and is adjacent to the Dundee Township Park District swimming pool and tennis courts.

2. Saddle Club Estates Park

The Saddle Club Estates Park is intended to serve as a public neighborhood park and a water detention area.

3. Sleepy Hollow Swimming Pool and Tennis Courts

The Sleepy Hollow swimming pool and tennis courts are owned and operated by the Dundee Township Park District. The pool was completely rebuilt in 1987 and the tennis courts are maintained in excellent condition by the Park District.

## **Water Resources**

Streams, lakes, and wetlands are valuable natural features of Sleepy Hollow, providing picturesque variations and buffers across the village landscape. While the principal natural function of stream systems is to drain runoff and floodwaters from the landscape, streams and rivers also provide for fishing, aquatic and wildlife habitat, water supply, nature study, and aesthetic enhancement.

Northeastern Illinois is particularly rich in natural lakes; many created when the glaciers melted. Lakes are focal points for water-based recreation, particularly swimming, fishing, and boating. Major lakes, notably Lake Michigan and the Fox Chain O'Lakes, are prominent tourist attractions and contribute to the economic vitality of the region.

Wetlands - swamps, marshes, bogs, meadows, and fens - also are common elements of the landscape, often bordering lakes and streams. Wetlands function as nature's kidneys, filtering contaminants from agricultural and urban runoff. Wetlands store vast quantities of floodwater, releasing it slowly to protect downstream areas. Wetlands also help to maintain consistent base flows and water levels in streams and lakes and some recharge underground aquifers. Finally, wetlands are highly productive ecological systems, providing habitats for exceptionally diverse communities of plants and wildlife.

Because of their predominance and location in the landscape, however, waterbodies and wetlands historically have been altered and destroyed by man. Wetlands were drained and filled to accommodate agricultural and urban development. Streams were straightened and deepened to speed the drainage of runoff and to lower water tables. Lakes functioned as sinks for sediments, nutrients, and other pollutants, resulting in severe water quality impairments.

While a better awareness of these problems has led to more protective federal and state regulations, streams, lakes, and wetlands continue to be threatened by development-related impacts. Sleepy Hollow is aware of these problems in its lakes and streams and needs to study the issues thoroughly and adopt a course of regulation and recovery plans to prevent further damage and to reverse the effects of the existing damage.

## **Wildlife**

Care should be taken to preserve wildlife to the greatest extent possible in the village. At the same time, plans should be made to control the excess proliferation of wildlife, in particular, the deer and goose populations, in the area.

## Recommended Strategies, Regulations and Programs

### Definitions

**Buffer:** A protected strip of land along the edge of a stream, lake, or wetland usually maintained in natural or native vegetation. A buffer provides wildlife habitat, protects shores and banks from erosion, filters water pollutants, and screens sensitive areas from potential adverse effects of development activity.

**Channelization:** Modification of a stream channel resulting in a change in the channel cross-section and typically involving straightening or relocation of the channel.

**Setback:** The horizontal distance between a structure or development activity and the edge of a sensitive area such as a waterbody or wetland.

**Wetland:** Transitional land between upland and an aquatic system where the water table is usually at or near the surface and shallow ponding sometime exist. Typical wetlands types include marshes, bogs, swamps, wet meadows, floodplain forests, and fens.

### Wetland Protection and Mitigation

Wetlands in urban and developing areas are subject to many disturbances including fill, excavation, draining, vegetation removal, and sedimentation. Of these common disturbances, only fill activities are explicitly regulated by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act. As a result, development activities often cause adverse impacts to existing wetlands, some subtle and some severe. For example, small wetlands are sometimes excavated to convert them to detention basins, thereby eliminating certain water quality and habitat functions and replacing them with stormwater storage functions.

It is recommended that wetlands with significant functional value be protected from such disturbances. One approach recommended by CMAP for local governments to identify valuable wetlands and protect them from development via designation within a zoning overlay district. Such wetlands would essentially be off-limits for development, except in extreme situations where there were no practicable alternatives to proposed activity and an economic hardship might otherwise result.

In situation where wetland development activity is unavoidable, disturbances should be kept to a minimum. All lost wetlands or equal or greater functional value. The first preference is to mitigate destroyed wetlands on-site adjacent to existing wetlands. Because effective wetland creation is very difficult to achieve, it is critical that mitigation sites contain suitable hydric soil conditions as well as appropriate wetland hydrology. If these conditions aren't present on the development site, then



an appropriate off-site location should be utilized for mitigation. Also, because of the uncertain success of wetland mitigation, it is recommended that the area of mitigation wetland be equal to at least 1.5 times the area of destroyed wetland. In addition, provisions for long-term maintenance and monitoring should be required as conditions for any approved wetland mitigation. As indicated above, all existing, and replacement wetlands should be protected from development activities by setbacks and buffers.

### **Stream Channel Protection and Mitigation**

Modification of natural stream channels can be quite destructive, resulting in loss of aquatic habitat, degradation of water quality, impaired aesthetics, and de-stabilization of streambanks. Despite the concerns, channel modification is often viewed as a simple engineering solution to problems of site design, drainage, stormwater detention, or flood control.

In most cases, destructive channel modification could, and should, be avoided. One of the most common reasons for channel modification is to improve conveyance for drainage or flood control purposes. However, there are alternatives to traditional channelization solution, including: levees, high flow channels, flood proofing or acquisition of structures, and improved channel maintenance.

Where modification of natural stream channels cannot be avoided, it essential that effective mitigation be performed so that the natural functions of the channel are preserved or improved. Specifically, the following mitigation criteria should be followed: 1) Minimize the extent of modification, 2) Preserve the natural physical characteristics, 3) Provide appropriate channel stabilization.

### **Ponds and Dams.**

The function, condition, and effects of the existing dams on Sleepy Creek in the village, creating pond-like bodies of water such as Lake Sharon, should be carefully reviewed on a case-by-case basis for preservation, restoration or elimination, considering best management practices for the environment and the waterways in the village..

### **Opportunities for Restoration of Environmental Conditions**

Often, new development or redevelopment activities present opportunities for restoration of degraded streams or wetlands on the development site. A highly degraded natural system is not only low in functional value but is also unaesthetic. Hence, a developer may see an opportunity to enhance the aesthetics of the property while also benefiting water quality and habitat values.

Wetlands and natural streams can enhance property values, thereby offsetting the cost of restoration.

Restoration opportunities are to be evaluated in the site planning stage as the development is being fit into the landscape. Several types of opportunities exist in Sleepy Hollow and should be closely tied to any future development planning.

### **Green Communities Plan**

In 2004, the Village adopted a Green Community Plan. The Plan constitutes an environmental vision for the Village, and an action plan for achieving the desired vision. Areas of focus in the Plan are Sabatino Park and Saddle Club Park in the Village. (The former Michalski Property, another focus area identified in the Plan, has since the time of the Plan's adoption been purchased by the Kane County Forest Preserve District, and will be preserved and improved by the KCFPD as open space).

The Plan included the following Action Plan after adoption of the Plan:

1. Set up an advisory group to explore the possibility of conducting a tree survey / natural resource inventory in the Village; research energy efficient improvements in Village facilities; look into "green" products, purchases and practices; and coordinate volunteer efforts of Service Club, environmental organizations, and individuals.
2. Adopt the integrated Management Plan for the Fox River Watershed in Illinois.
3. Become a part of Chicago Wilderness, the Fox River Ecosystem Partnership, Fox Valley Land Foundation or other organizations that can provide inspiration, expertise, and funding assistance to the Village.
4. Incorporate the Green Community Plan into the Village's Comprehensive Plan.
5. Contact the American Planning Association for model ordinances to incorporate conservation design principles in the Village's zoning regulations.
6. Acquire a trail easement on Jaclay Court to the Michalski property.

The Plan also identified certain physical improvements to be pursued by the Village:

- a. Select and plan a successful demonstration project to jump-start the Green Community process in one of the focus areas identified in the Plan, and to include a small trail, a restoration effort or an educational opportunity on public property.
- b. Clean up and assess the playground area in Saddle Club Park.
- c. Mark access points to open space green corridors in the village.

- d. Create and distribute maps showing open space and access points.
- e. Clean up and remove debris or inappropriate items from open space areas.

The Green Community Plan should be considered by the Board of Trustees, and the Village's various advisory boards, when they review planning, zoning, and development projects in the Village.

The Village's participation in the Green Communities Demonstration Grant Program has made the Village eligible for technical assistance and priority consideration for state funds to help implement the program. Steps should be taken to set aside funds for future implementation of the various features of the Plan, and efforts should be made on an on-going basis to secure other funding through grants and other available sources.

In addition, the Village should share the Plan with its neighboring communities and Kane County, and should foster cooperative efforts with them, especially to pool resources and to leverage multiple and/or larger grants of funds for implementation.

### **Community Garden Plot**

The Village should consider establishing a community garden plot on existing open space surrounding the Village Hall or other appropriate location in the village for the enjoyment of its residents.

## Plan Implementation

The Comprehensive Plan serves many functions in the development of a community. It is meant to reinforce the importance of developing a sound, rational planning program, which has as its primary goals the stability of the community, fair and equitable distribution of services, maintaining and enhancing the quality of life, and promoting economic development. The plan represents a periodic bringing together of the activities of planning. The plan is a statement of policy, an expression of community intentions and aspirations. However, the plan is not an end unto itself, it must also be understood as part of a broader growth management process.

The growth management process describes that system necessary to assure effective management of development. It is a conscious program intended to influence the rate, amount, type, location and/or quality of future development within a local jurisdiction. Growth management brings together the comprehensive plan and the tools of implementation. In the implementation phase decisions are made with respect to funding and regulatory controls.

Since the Comprehensive Plan is an advisory document and itself shall not be construed to regulate or control the use of private property in any way, except as has been implemented by ordinances duly enacted by the Corporate Authorities, the development of various regulations and codes is necessary to implement the plan. The courts increasingly have looked for a rationale behind a village's zoning ordinance that can be used to weigh the relative merits of zoning changes or to justify the costs that compliance with a zoning ordinance may require. The process of establishing consistency between the Comprehensive Plan and the documents meant to implement the plan should be the focus of the next phase in Sleepy Hollow's planning process.

The Corporate Authorities should also at all times explore the availability of grants to fund the costs of implementing the various recommendations set forth in this Comprehensive Plan in order to achieve the goals and objectives set forth herein in a more timely manner, and to take advantage of available resources to bring the benefits of this Plan to fruition for the betterment of the village.

In addition, the Corporate Authorities should at all times have in place a rolling Capital Improvement Plan and Program, prioritizing needed capital improvements to the village's infrastructure, planning for the inevitable depreciation of the village's existing assets, and budgeting for acquisition and/or construction of needed replacement and/or rehabilitation of same, together with the improvements described in this Plan, to the greatest extent possible.

## Conclusion

Plan implementation begins with the adoption of the plan itself by the Village Board. Upon adoption, the policies and recommendations must be carried out. Because the implementation phase will require time and effort on the part of the village staff, the Village Board should establish the priority for all activities to be undertaken. To implement the Comprehensive Plan, the Village should consider the following activities:

1. Review and update the Zoning Ordinance
2. Review and update the Subdivision Ordinance
3. Review and update the Official Map
4. Consider and adopt a 3- to 5-year capital improvements program
5. Review the Comprehensive Plan on an ongoing basis, and at least once every five years, update the Plan as appropriate.

This Comprehensive Plan shall guide the growth and development of the Village of Sleepy Hollow and shall establish policy background for local codes and/or ordinances subsequently adopted to implement the Plan.

**INTERGOVERNMENTAL AGREEMENT  
BY AND BETWEEN  
THE CITY OF ELGIN AND THE VILLAGE OF SLEEPY HOLLOW  
REGARDING JURISDICTIONAL BOUNDARIES**

THIS AGREEMENT is made and entered into this 31<sup>st</sup> day of August, 2005, by and between the City of Elgin, an Illinois municipal corporation, Cook and Kane Counties, Illinois, (hereinafter referred to as the "City of Elgin"), and the Village of Sleepy Hollow, an Illinois municipal corporation, Kane County, Illinois (hereinafter referred to as the "Village of Sleepy Hollow").

WHEREAS, the City of Elgin and the Village of Sleepy Hollow have each adopted an official Comprehensive Plan pursuant to Section 11-12-6 et seq. of the Illinois Municipal Code; and

WHEREAS, municipalities with overlapping planning jurisdictions may enter into jurisdictional boundary agreements pursuant to Section 11-12-9 et seq. of the Illinois Municipal Code; and

WHEREAS, a jurisdictional boundary agreement is a useful tool for the implementation of the aforesaid official comprehensive plans; and

WHEREAS, it is in the mutual interests of the City of Elgin and the Village of Sleepy Hollow to plan for development and to provide for the general welfare of their respective residents by proceeding with development within and expansion beyond their present municipal boundaries in an orderly and determined fashion; and

WHEREAS, the City of Elgin, and the Village of Sleepy Hollow are units of local government as defined by Article VII, Section 1, of the Constitution of the State of Illinois; and

WHEREAS, under Article VII, Section 10 of the Constitution of the State of Illinois units of local government are authorized to enter into agreements among themselves to exercise, combine or transfer any power or function, in any manner not prohibited by law or ordinance; and

WHEREAS, the establishment of logical municipal boundaries and areas of municipal boundaries and areas of municipal authority between municipalities is a power or function authorized by the Constitution of the State of Illinois; and

WHEREAS, in arriving at this Agreement the City of Elgin and the Village of Sleepy Hollow have given consideration to the natural flow of stormwater drainage and, when practical, have included all of a single tract of land having common ownership within the jurisdiction of only one municipality; and

WHEREAS, the City of Elgin and the Village of Sleepy Hollow have authorized, by duly passed resolution, the execution of this agreement as an exercise of intergovernmental cooperation.

NOW THEREFORE IN CONSIDERATION OF THE MUTUAL PROMISES AND UNDERTAKINGS CONTAINED HEREIN, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, IT IS HEREBY AGREED BY AND BETWEEN THE CITY OF ELGIN AND THE VILLAGE OF SLEEPY HOLLOW AS FOLLOWS:

1. Map. The parties have prepared a map attached hereto and made a part hereof as Exhibit 1 entitled "City of Elgin-Village of Sleepy Hollow Jurisdictional Areas", dated June 9, 2005.
2. Village of Sleepy Hollow Jurisdictional Area. The area designated on Exhibit 1 as the "Village of Sleepy Hollow Jurisdictional Area," lying generally north and east of the line depicted thereon, shall be subject to the jurisdiction of the Village of Sleepy Hollow for annexation, land use planning, zoning and subdivision control.
3. City of Elgin Jurisdictional Area. The area designated on Exhibit 1 as the "City of Elgin Jurisdictional Area," lying generally west and south of the line depicted thereon, shall be subject to the jurisdiction of the City of Elgin for annexation, land use planning, zoning and subdivision control.
4. Municipal Authority. Except as provided in Paragraph 7 hereof, neither the Village of Sleepy Hollow nor the City of Elgin shall act to annex or exercise any zoning authority or subdivision control authority within the jurisdictional area of the other municipality as depicted on Exhibit 1 nor will either the Village of Sleepy Hollow or the City of Elgin object to the annexation, planning, zoning or subdivision of property within the jurisdictional boundary assigned to the other party by this agreement.
5. Sanitary Sewer and Municipal Water Service. The parties shall cooperate as reasonably necessary, in the establishment of Facility Planning Area boundaries in accordance with the terms of this agreement; and upon either party (and/or FRWRD on behalf of the City of Elgin) filing a petition with the Northeastern Illinois Planning Commission, or any successor to said Commission or to the authority of said Commission, for approval of such boundaries by the Illinois Environmental Protection Agency or others, in order to implement the terms of this Agreement, the other party shall cooperate as reasonably necessary in the processing of such petition consistent with this Agreement. Notwithstanding the foregoing or anything to the contrary in this Agreement, the Village of Sleepy Hollow shall not expand the current boundaries of its Facility Planning Area (FPA) or provide sanitary sewer service or water service beyond its current FPA (that is, to the territory lying west of Randall Road or south of its existing FPA boundary).
6. Sales Tax Sharing. The City of Elgin shall pay to the Village of Sleepy Hollow, for a period of ten (10) years as defined in this paragraph, an amount equal to five (5%) percent of the Retailer Occupation Taxes (the "sales taxes") received by the City of Elgin from the development(s) to be located by the City on the land lying west of Randall Road and north of I-90 Tollway, specifically identified as the "The Grove" and the "Future Auto Mall" or other use or uses located thereon. For the purposes of identification The Grove development property is identified as Parcel 1 in Exhibit 1 attached hereto and the Future Auto Mall development property is identified as Parcel 2

on Exhibit 1 attached hereto. Provided, the total amount of the payments due under this paragraph shall not in any case exceed Eighty Thousand (\$80,000.00) Dollars in total for both The Grove development property and the Future Auto Mall development property for any one calendar year. Provided further, for purposes of this Agreement, the period for calculating the amount due under said obligation to make payment related to each respective development shall commence on January 1 of the calendar year next following the date of issuance of the first occupancy permit for each respective development. By way of example only, if the first occupancy permit in The Grove Development Property were to be issued by the City of Elgin on June 1, 2005, then the period for calculating any amount to be paid to the Village of Sleepy Hollow would commence on January 1, 2006; and continue throughout the 2006 calendar year and subsequent years; and further, if the first occupancy permit in the Auto Mall Development Property were to be issued by the City of Elgin on October 15, 2007, the period for calculating any amount to be paid to the Village of Sleepy Hollow would commence on January 1, 2008 and continue throughout the 2008 calendar year and subsequent years.

7. Real Estate Tax Sharing. Notwithstanding anything to the contrary in this Agreement, in the event of the sale or a contract for the sale of all or a portion of the parcel of land identified as Parcel 3 on Exhibit 1 attached hereto to the Owners or Developers of the Randall Point Subdivision located in the City of Elgin, such Parcel 3 may be annexed, zoned and developed within the City of Elgin. In such event whereby Parcel 3 is annexed, zoned and developed into the City of Elgin during the term of this Agreement, the City of Elgin shall pay to the Village of Sleepy Hollow, for a period of ten (10) years as defined in this paragraph, an amount equal to fifty percent (50%) of the real estate taxes received by the City of Elgin from the development(s) on such Parcel 3 on Exhibit 1 attached hereto. For the purposes of this Agreement, the period for calculating the amount due under said obligation to make payment related to the development of such property shall commence on January 1 of the calendar year next following the date of issuance of the first occupancy permit on such property. By way of example only, if the first occupancy permit on such property were to be issued by the City of Elgin on June 1, 2005, then the period for calculating any amount to be paid to the Village of Sleepy Hollow would commence on January 1, 2006; and continue throughout the 2006 calendar year and subsequent years; and further, if the first occupancy permit on such property were to be issued by the City of Elgin on October 15, 2007, the period for calculating the amount to be paid to the Village of Sleepy Hollow would commence on January 1, 2008 and continue throughout the 2008 calendar year and subsequent years.

8. Future Disconnection. The parties acknowledge and agree that there is a parcel or parcels of land lying within the City of Elgin Jurisdictional Area as depicted on Exhibit 1 which currently lie within the boundaries of the Village of Sleepy Hollow. Upon proper filing by the owners of record of a majority of said territory, the Village of Sleepy Hollow corporate authorities shall within thirty (30) days enact an ordinance disconnecting same and the same shall be annexed to the City of Elgin.

9. Remedies. The parties acknowledge and agree that, in the event of breach by one of them of the covenants contained in paragraph 2, 3, 4, 5, 6, 7 or 8, each of which alone is a material element of this agreement, the other party shall be aggrieved and will suffer damages which are immediate, grave and irreparable, and for which no adequate remedy at law exists; and accordingly,



in the event of such breach by one party. The aggrieved party shall have the right to seek an order from a court of competent jurisdiction, preliminarily and/or permanently restraining and/or enjoining the breaching party from any further breach of said covenant or covenants incurring such breach. This right to injunctive relief shall be in addition to and not in lieu of any and all rights or remedies available to the aggrieved party under applicable Illinois law.

10. Amendment. Neither the City of Elgin nor the Village of Sleepy Hollow shall, directly or indirectly, seek any modification of this Agreement through court action; and this Agreement shall remain in full force and effect until amended or change through a joint written agreement duly authorized by the corporate authorities of both municipalities.

11. Partial Invalidity. If any provision of this Agreement shall be declared invalid for any reason, such invalidation shall not affect other provisions of this Agreement which can be given effect without the invalid provision and to this end the provisions of this Agreement are to be severable.

12. Illinois Law. This Agreement shall be construed in accordance with the law of the State of Illinois and shall be published by the respective municipalities and recorded or filed with appropriate County Records, County Clerks and others as their interests may appear.

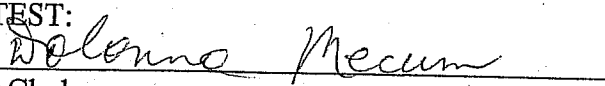
13. Term. This Agreement shall expire twenty (20) years from the date hereof unless extended by mutual agreement of the parties. This agreement shall inure to the benefit of and be binding upon the parties and their respective successors and assigns.

14. Termination of Existing Jurisdictional Boundary and Land Use Agreement. The City of Elgin and the Village of Sleepy Hollow hereby agree that the existing jurisdictional boundary and land use agreement between the City of Elgin and the Village of Sleepy Hollow dated March 25, 1993, be and is hereby terminated, null and void and that the parties hereto and thereto have no further obligations or rights with respect thereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 24<sup>th</sup> day of AUGUST, 2005.

**CITY OF ELGIN**

By:   
Mayor

ATTEST:  
  
City Clerk

**VILLAGE OF SLEEPY HOLLOW**

By:                     

President

ATTEST:

                      
Village Clerk

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6

# City of Elgin - Village of Sleepy Hollow Jurisdictional Areas

↘ Jurisdictional Boundary Line

Map prepared by City of Elgin  
Department of Community Development June 9, 2005



**Parcel 1  
The Grove**

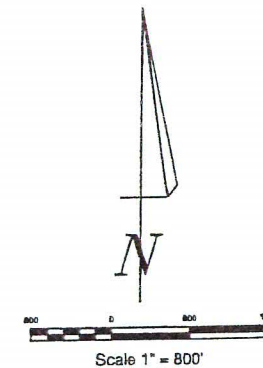
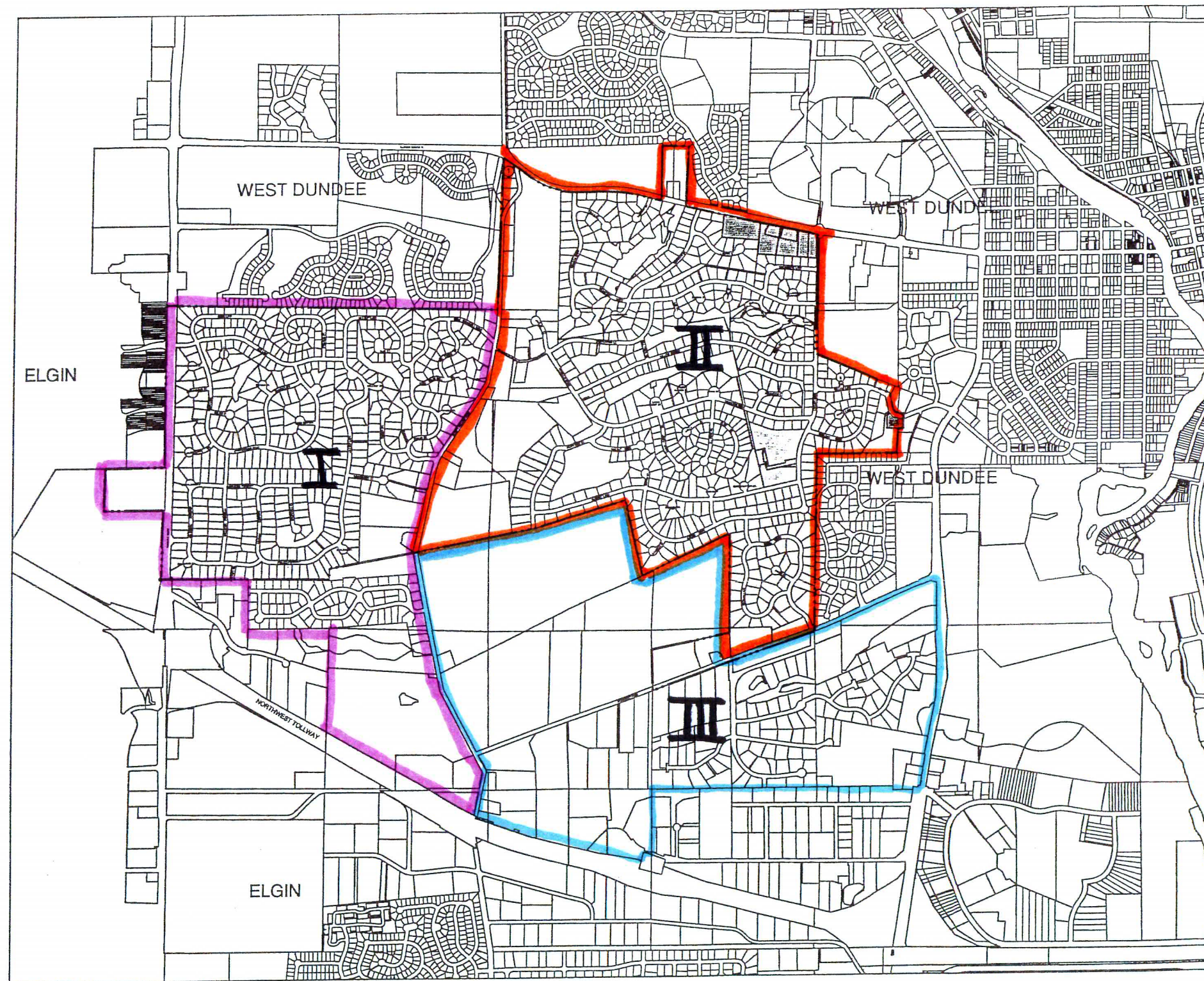
**Parcel 2  
Future  
Auto Mall**

**Parcel 3**

**Village of Sleepy Hollow  
Jurisdictional Area**

**City of Elgin  
Jurisdictional Area**





## PLANNING AREAS

### ZONING DISTRICTS

	R-1 SINGLE FAMILY RESIDENTIAL
	R-2 MULTIPLE-FAMILY RESIDENTIAL
	E-1 SINGLE-FAMILY ESTATE RESIDENTIAL
	CD CONSENT DECREE RESIDENTIAL
	F FARMING
	B-1 BUSINESS
	B-2 BUSINESS
	VILLAGE OF SLEEPY HOLLOW CORPORATE LIMITS

VILLAGE OF SLEEPY HOLLOW  
KANE COUNTY, ILLINOIS

### ZONING MAP

SCALE: AS SHOWN

DATE: 03-17-08

SCALED FOR PLANNING AREA: 7-7-09

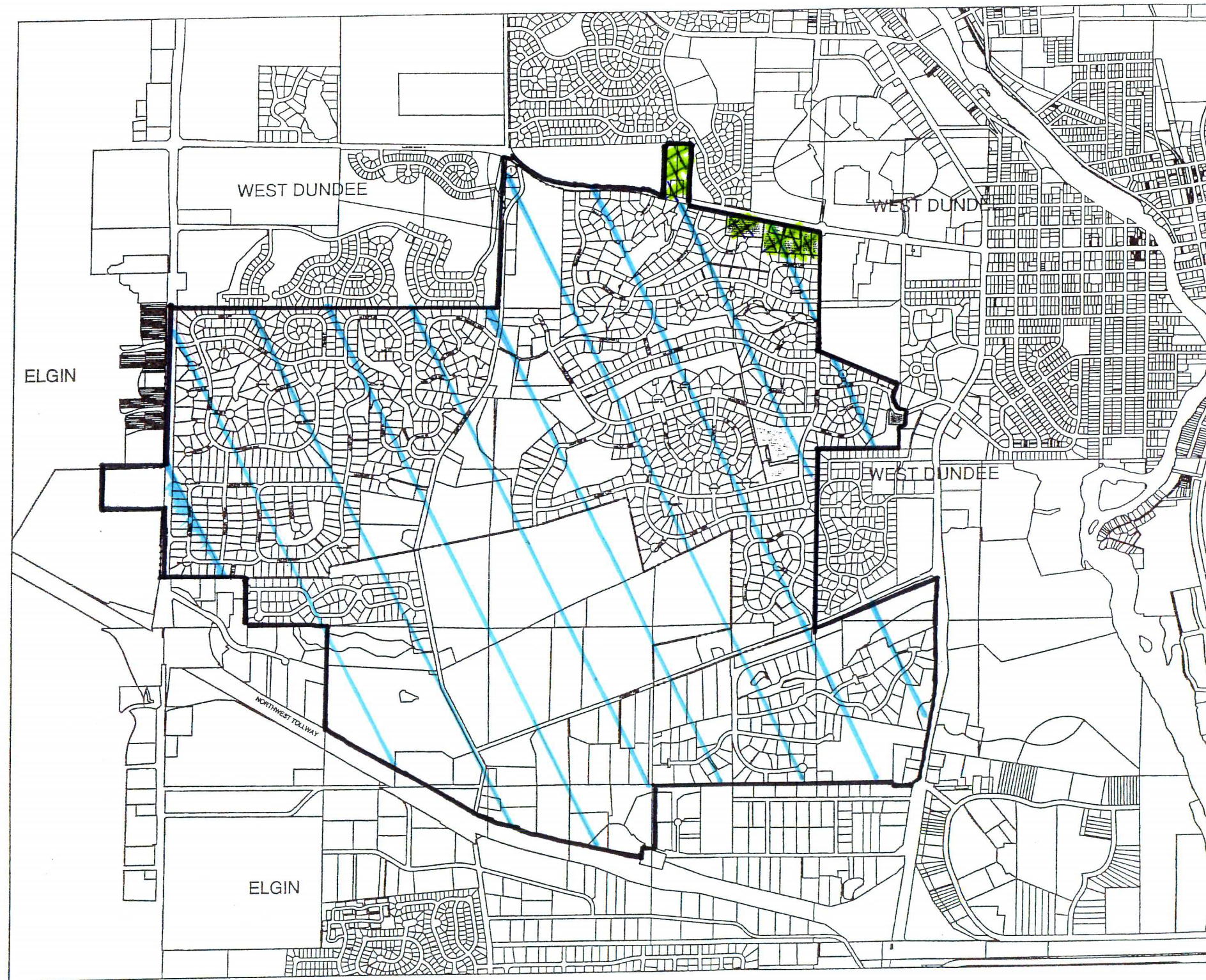
GERALD L. HEINZ & ASSOCIATES, INC.  
CONSULTING ENGINEERS & LAND SURVEYORS  
206 NORTH RIVER STREET  
EAST DUNDEE, ILLINOIS 60118

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○ SPECIAL USE ZONING GRANTED ○

PARCEL NO.	ORDINANCE NO.	DATE GRANTED	PURPOSE
①	2008-10	03-04-02	GOVERNMENTAL FACILITY





RESIDENTIAL

BUSINESS

## LAND USE MAP

### ZONING DISTRICTS

	R-1 SINGLE FAMILY RESIDENTIAL
	R-2 MULTIPLE-FAMILY RESIDENTIAL
	E-1 SINGLE-FAMILY ESTATE RESIDENTIAL
	CD CONSENT DECREE RESIDENTIAL
	F FARMING
	B-1 BUSINESS
	B-2 BUSINESS
	VILLAGE OF SLEEPY HOLLOW CORPORATE LIMITS

VILLAGE OF SLEEPY HOLLOW  
KANE COUNTY, ILLINOIS

### ZONING MAP

SCALE: AS SHOWN

DATE: 03-17-08

SCALED FOR PLANNING AREA: 7-7-09

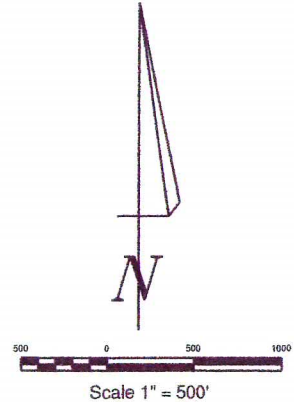
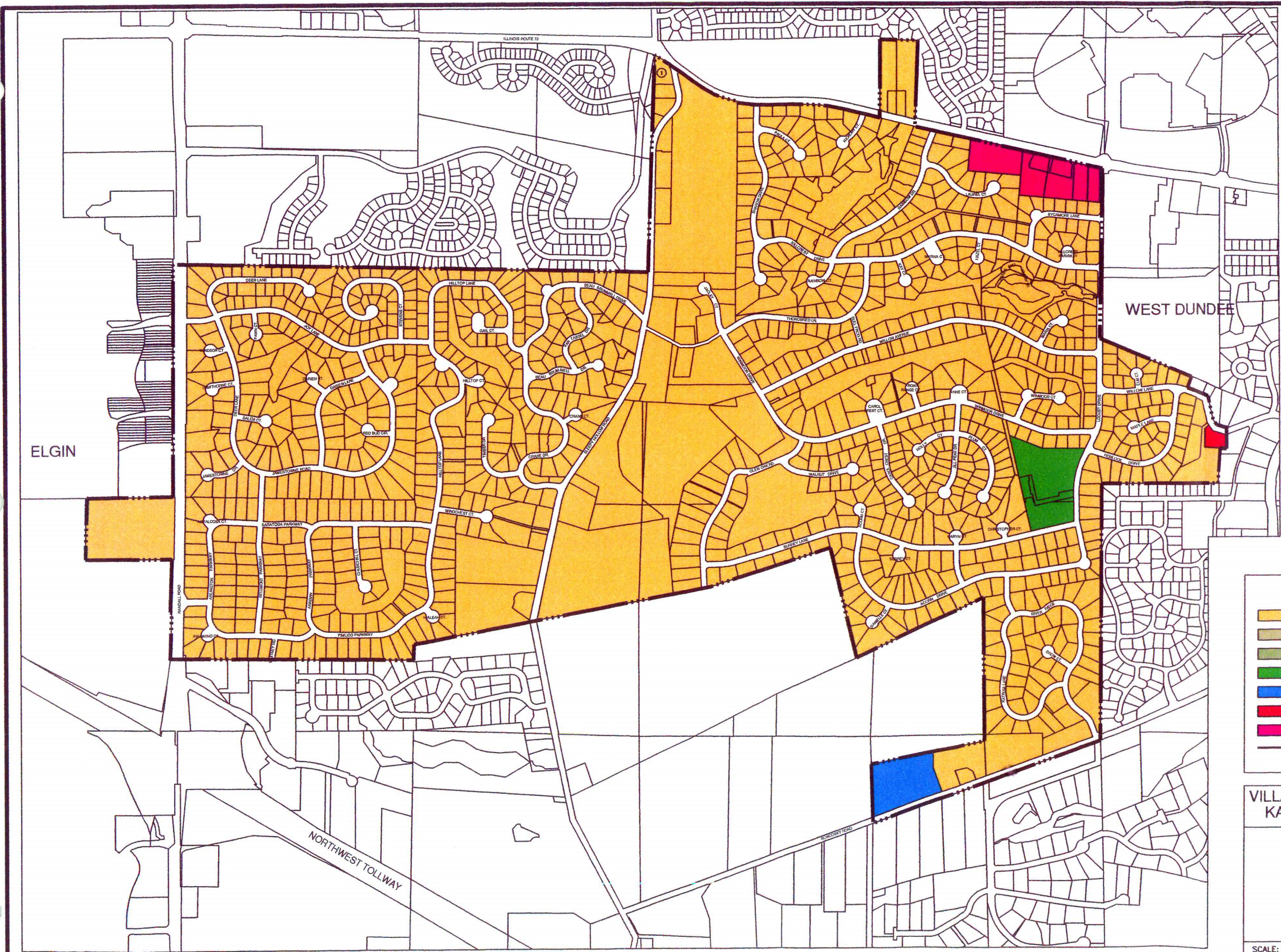
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206 NORTH RIVER STREET  
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○ SPECIAL USE ZONING GRANTED ○

PARCEL NO.	ORDINANCE NO.	DATE GRANTED	PURPOSE
①	2002-10	03-04-02	GOVERNMENTAL FACILITY





ZONING DISTRICTS	
<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span>	R-1 SINGLE FAMILY RESIDENTIAL
<span style="display:inline-block; width:15px; height:10px; background-color:lightyellow; border:1px solid black;"></span>	R-2 MULTIPLE-FAMILY RESIDENTIAL
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	E-1 SINGLE-FAMILY ESTATE RESIDENTIAL
<span style="display:inline-block; width:15px; height:10px; background-color:green; border:1px solid black;"></span>	CD CONSENT DECREE RESIDENTIAL
<span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span>	F FARMING
<span style="display:inline-block; width:15px; height:10px; background-color:red; border:1px solid black;"></span>	B-1 BUSINESS
<span style="display:inline-block; width:15px; height:10px; background-color:magenta; border:1px solid black;"></span>	B-2 BUSINESS
<span style="display:inline-block; width:15px; height:10px; border-top:1px dashed black;"></span>	VILLAGE OF SLEEPY HOLLOW CORPORATE LIMITS

VILLAGE OF SLEEPY HOLLOW  
KANE COUNTY, ILLINOIS

### ZONING MAP

SCALE: AS SHOWN      DATE: 03-17-08

**GERALD L. HEINZ & ASSOCIATES, INC.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
208 NORTH RIVER STREET  
EAST DUNDEE, ILLINOIS 60118

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PARCEL NO.	ORDINANCE NO.	DATE GRANTED	PURPOSE
①	2002-10	03-04-02	GOVERNMENTAL FACILITY

○ SPECIAL USE ZONING GRANTED ○